150 HOUSES FOR SALE

Brown Bros. AGENCIES LIMITED
1125 BLANSHARD STREET
MEMBER REAL ESTATE BOARD
MEMBER MULTIPLE LISTING BUREAU

SPRING IS JUST AROUND THE CORNER
NOW IS THE TIME TO BUY

We can't all live in OAK BAY. Drive by and see this well-planned 3-bedroom home with rumpus room at 1259 JUDGE PLACE. If you are interested knock on the door of 1200 Judge Place and I'll gladly give you more information. JIM RANSON, EV 5-8771. Res. EV 5-6614.

SPRING SPECIAL
High and quiet, near Cedar Hill golf course. Lovely large living room with FP, full wall bookcase; good dining room, cab elec kit with nook, 2 large bedrooms, entrance hall, 4-pce bathroom, full cement bsmt with panelled rumpus room with fireplace. O-O-M hot water heat. Lovely lot. Sep garage. BARGAIN PRICE ..... $13,150 with terms
Cec Pearce, EV 5-8771; Res. EV 5-6621.

DUPLEX OFF OAK BAY AVE. $7950
$1,500 down will buy this up-and-down duplex. 4 rooms up and bath. 4 rooms down and bath. Each suite has its own oil stove in kitchen and gas fireplace in living room. Upstairs suite rented at $55 per month. Downstairs vacant and ready for you to move in. Full price with $1,500 down ..... $7950 only
Please ask for Mr. Lawson, eves. EV 2-4867. Days EV 5-8771.

UNIVERSITY AREA WHY BUILD?
When you can buy a lovely 6-room stucco bungalow, like this, with all landscaping done, enough blacktop at the back to park 9 cars, or an ideal spot for your children to roller skate. A home is as good as its LOCATION when it comes to selling, this location is HIGH with beautiful views. The home itself is NHA and yet it is different. It consists of large LR with FP; 2 bedrooms with pink steel cupboards with sliding doors; 3rd bedrm or den is completely panelled; convenient kitchen; bathroom with colored fixtures; full basement with 26x13 plastered rumpus room, oil heat, attached garage. A real buy at a reasonable price with low down payment. Asking price $15,200
Please ask for Mr. Lawson eve. EV 2-4867 days EV 5-8771

3-ROOM HOME VERY COSY
Ideal for an elderly couple as this home is in beautiful condition throughout. It is situated on a good bus line and is close to stores. Full price with terms $5350
Please ask for Mr. Lawson eves EV 2-4867. days EV 5-8771

COLWOOD 4 Rooms Built 1957
Cute modern stucco, ideal for retired couple or small family. No basement, circulating oil heating; kitchen range stays. Situated among fine homes near Colwood Golf Course. $2,000 will handle. Full price only $8500
Mr. Pearce or Mr. Hill, Res. EV 5-4621 or EV 5-7585. Office EV 5-8771.

GORDON HEAD FINE HIGH LOCATION
MODERN STUCCO, 3 bedrooms, LR 19x15, DR 8x11, full basement, O-O-M heating. A dandy spot to raise your family. Taxes $158. Down payment $3,800. Full price $13,000
Mr. Hill, EV 5-8771. Res. EV 3-7585.

BYRON PRICE
1314 QUADRA STREET
$675.00 DOWN
Plus LOT
$10.50 Per Sq. Ft.
AND
ALL THESE EXTRAS INCLUDED:
Built-in mahogany china cabinet in dining room.
Extended vanity in bathroom.
Ribbon grain mahogany panelling in living room.
Full-down dining room light fixture.
Glass-lined hot-water tank with 3,000-watt element.
Metal overhead garage door.
Self-edged arborite on cabinets.
Utility room on the main floor.
100-amp wiring.
20-unit electric box.
The greatest buy in a 3-bedroom home. CALL NOW. You can even trade in your present home.

LEAVING VICTORIA HAVE TO SELL
This 2-year-old home has large living room, separate dining room, utility off cabinet kitchen, 2 extra large bedrooms, full basement, drive-in garage, HW floors, oil heat. Full price $12,950
Good terms. Call Al Vizard for further information at EV 5-2458 or res. GR 7-3493.

NEW $880 DOWN
3-BR NHA home with large living room, extra large kitchen, full basement and automatic oil heat. Full price only $13,750
Phone EV 5-2458 for Sam Paterson, EV 5-8592, or Gordon Marshall, GR 9-2725.

$2750 DOWN
will put you into this brand-new Vickery-built 3-bedroom home. This is a large home with a view and all the latest features. JACK MACKAY, EV 5-2458; res. EV 2-9644

OAK BAY $3000 DOWN
Just 8 yrs old, 5-rm stucco home, on quiet crescent, but very close to bus, schools and stores. Attractive LR with FP, DR, elec kit, 2 bedrms, PC bsmnt, space for 3rd bedrm, C & W furnace, dr-in garage. 1-week possession. Asking $12,900
Courtesy to other agents.
MRS. LAVENDER
EV 2-4251 EV 5-6327
RITHET CONSOLIDATED LTD.

BRENTWOOD
2 acres near sea, solid 6 rooms and bath, garage, $13,000 or offer.
2½ acres cleared, city water, large 8-room, basement home. $14,000, terms. Can divide.
Seaview secluded lot, with 2 rooms and modern bath. $4,500.
4 acres with solid older home. $7,500 cash.
BRENTWOOD PROPERTIES
7183 West Saanich Road
Brentwood - GR 4-1452

$1,300 DOWN
Large older-type family home of 6 rooms in the Gorge-Burnside area. Electric kitchen, O-O-M heat. School and playground next block. Clean property. Full price only $8,400. Please call Karl Ogilvie, Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 5-6115.

TOWN & COUNTRY HOMES LTD.
851 Pandora Avenue EV 2-7276

CITY HIGH LOCATION
FIVE ROOMS, PLUS ONE FINISHED ROOM IN BASEMENT. Oil hot-water heated bungalow, all in spotless condition. 10 yrs old; one block from Hillside-Fairfield bus. Fully insulated, full basement and separate garage, stucco, Duroid roof. Nicely landscaped. Full price $12,600
Contact Harold Ware, EV 2-7276; res., EV 2-1461

GOOD DEAL NEW HOME
FOUR rooms and utility, attached garage. Terms $8950
Ken Sturgeon, EV 2-7276, Res. GR 7-1580.

TUDOR 1 ACRE $16,500
A delightful spot, a delightful family home, a sensible price! Four bedrooms, double plumbing, spacious rooms include guest dining room and den or rec room with fireplace. Your children will be in a kiddies' paradise roaming the secluded woods, and yet property is close to schools, bus and shopping. Ten years young, oil HW heat. THIS IS WHAT YOU HAVE BEEN LOOKING FOR! Terms.
PHIL SIMPSON.
EV 2-7276, or res., EV 5-5542

SECLUSION PLUS
A LOVELY 5-ROOM PANABODE RANCHER set among NATURAL OAK TREES. Oil heat. BUILT-IN ELECTRIC RANGE, high oven. Lovely fireplace in large LR, cosy dining room, 2 bedrooms, utility rm, 3-pce bath with vanity. Sep. garage and workshop. Terms $2,500 down, balance as rent. A buy at $11,500
Call Bill Ludlow, EV 2-7276 or EV 3-5101.

POSSESSION APRIL 11
NHA, 3 bedrooms, 3 yrs old, 21' living room, full basement, stucco, oil heating, drive-in garage. 5¼% mortgage at $72 per mo including taxes. Owner transferred. Make your offers!
Ken Sturgeon, EV 2-7276; res. GR 7-1580.

$4700 CASH PLUS $20.00 MONTH
BUYS A 5-ROOM-PLUS HOUSE, RIGHT OFF COOK STREET ON BALMORAL ROAD, INCLUDING SOME FURNITURE
Small, easy-to-keep lot. Three rooms and bath down, two rooms and bath up. This home is clean and ready to live in or rent. Mortgage to be assumed is approx $2,600. You can buy for less cash and pay higher monthly amount if you wish. Make offers to H. Forrest, phone EV 2-7276; Saturday aft and Sunday, EV 2-0274.

VICTORIA REALTY LTD.
115 DOUGLAS ST.

NEW $12,800
Delightful 3-bedrm home, half block to grade school. LR, DR, kit and nook. Full high daylight basement, Oil-O-Matic heat. Near good bus service and trees. See this before you buy. Low down payment. Please call R. O. Ney, EV 2-6145 or (eves), EV 4-5406.

CIRCLE THIS AD
Immaculate Shelbourne Exclusive
NHA 5% $66 P.I.T.
Here is a 3-yr-old one-owner quality home on a quiet street. Comprising 5 spacious rooms. Gleaming, bright dinette kit with bar; thru hall; tastefully decorated LR with fireplace; 3 family bedrms; 4-pce bath. Polished oak throughout; auto oil heat; high, bright bsmt; fully fenced with mature lawns and shrubs with seclusion; lawn, patio. Very low heating costs. Near all schools. $6,000 cash. Full price $14,500
Call Edw. C. Clark anytime, EV 2-9145 or (eves) EV 2-8536.

ESQUIMALT
This gracious, modern
THREE-BEDROOM
home is situated in choicest location of Esquimalt close to the sea and park. Features include a large LR, fireplace; offers lovely panoramic view of sea and mountains. Off the living room is a beautiful sundeck, also with southern exposure for summer dining. Large family dining room; sliding doors open to dream kitchen: cupboards galore; exhaust fan over stove and a large breakfast area. Bedrooms are excellent in size and the bathroom is a must to see with dual linen cupboards, and beautiful built-in vanity. Basement has children's play or rumpus room; extra plumbing; drive-in garage; oil heat. This home has many extras with generous terms. Full price ..... $17,500 and possession is immediate. Don't be disappointed. Phone me now. Vic Wilson, EV 2-9145 or eve GR 7-1178.

$2000!
And you get into a nice, new, 3-bedroom NHA home. Balance like rent, and it's situated in the city, close to college and schools. Ready in 6 weeks. Call me now.
J. A. Dunick, EV 2-9145 or (eves.) GR 9-3395.

RETIRE
Cute little bungalow, 4 rooms, 2 bedrms, LR with fireplace, cabinet kitchen with stove included. Easy terms $7950
K. Wright, EV 2-9145 or (eves.) EV 2-9409.

½ Acre - Close In 1400 Sq. Ft., 3 BRs
One floor, modern, all rooms large and bright. Basement, O-O-Matic heat, nicely landscaped, semi-secluded. One of the better buys at ..... $15,450 only with a LOW DOWN PAYMENT (offers accepted).
Contact R. Hanson, EV 5-8701 or Res, EV 5-5805.
Morey & Johnstone, 3244 Douglas

WORTHWHILE
$8200—Acreage on North Douglas Street.
$12,500—Modern 5-room stucco; through hall, full basement, drive-in garage, large park-like lot, paved driveway. $3,500 will handle. Value.
$35 000—Tudor-Swiss, eight rooms plus basement suite; character with all modern features, carport; approx. 1 acre lot. Full details from
F. MARCONI, EV 2-8111, EV 4-6625

CANADA TRUST

LANGFORD 3-BEDROOM STUCCO bungalow, hardwood floors throughout, 4-piece colored bath, full cement basement, Oil-O-Matic furnace, drive-in garage, fireplace. On quiet street close to school, stores and buses. $10,950. Terms. GR 8-1866.

7 ROOMS ON ONE FLOOR, quiet street, near St. Joseph's Hospital. Large lot. $7,950. Terms. EV 4-1052.

RANDALL'S LIMITED

OAK BAY EXCLUSIVE
This Tudor style bungalow with nice living room, fireplace, separate dining room, two bedrooms, cabinet kitchen, heavy-duty wiring, package oil heat, full, basement, drive-in garage, nice garden with fruit trees, is for sale as the owner is being transferred. Full price with stove $11,600
Taxes $116 for year. Hurry for this one.

JAMES BAY
3-bedroom bungalow in excellent condition, newly wired and decorated. Good foundation, large garden with fruit trees, yard all fenced. This is priced to sell at $5950
Try your down payment, balance as rent.
To view above two phone Ken Lowndes, eves. GR 8-2151

FAIRFIELD 3 BEDROOMS
Lovely family bungalow, featuring a cabinet electric kitchen, dining room, built-in cabinets, spacious living room, fireplace, three nice bedrooms. Full basement, oil heating, separate garage. Taxes $166. Low payment handles. Clear title. Price $11,800

HOME AND SUITE 3 BEDROOMS
Specially designed, this lovely bungalow has three bedrooms, dining room, living room, spacious electric kitchen, Pembroke bath, a walk-in basement suite of three rooms, Pembroke bath. $70. Oil heat, drive-in garage, 1 year old. Here you have the best in a home and revenue besides. Separate meters. Price $15,000
On two above call Mr. Davis, Eves. EV 4-8614

HIGH QUADRA
Splendid white siding bungalow built 9 years. Living room with fireplace, two large bedrooms, Pembroke bathroom, cab elec kitchen, basement. Pkg oil furnace and drive-in garage. This home is situated on high ground and requires no decoration. Full price $9450
with $2,000 down.

VIC. WEST 4 BEDROOMS
Older type home, completely renovated inside and out, living room, fireplace, dining room, one bedrm, cab kitchen and bathroom down. 3 bedrooms up. Immediate occupancy. HA furnace in part basement. Elec HW, nice lot and separate garage. Full price $7350
With $1,250 down and easy monthly payments.
On two above, call Mr. Sudbury, Eves. GR 9-1906.

STEWART CLARK & CO.
608 Broughton St. Phone EV 5-2481

OAK BAY WILLOWS BEACH ESTEVAN SHOPPING BUS
This bungalow is within 3 blocks of all of these amenities, no hills, hardly an incline. No steps, fully automatic, adequate receiving and through hall. A most attractive LR with colonial FP, L-shaped dining room, bright electric kitchen has dining nook overlooking garden, adjoining utility and furnace room, large master bedroom and one medium, 4-pce bath, attached garage, entrance from lane at rear. One of those hard-to-find listings, ideal for a couple. Terms can be arranged if required. Exclusive listing. Asking $15,500
EV 5-2481
Eves. Mr. Lukey, GR 7-2040, Mr. Custance, EV 3-7930.

ESQUIMALT 5 BEDROOMS
This comfortable family home in good area consists of large LR, FP, dining rm, elec kit, 1 bedrm down, 4 bedrms, bathrm upstairs. Toilet in basement. Timken oil burner, New elec hot water tank. Insulated. Extra lot included in price of $9500
EV 5-2481 Mrs. Elliott EV 3-9689

DICKIE & CO.
REALTY & INSURANCE
533 Fort St. EV 2-4312, EV 5-4334

NEW, NHA, 3 BR!
SERVED BY EARLY BUS
IMMEDIATE POSSESSION. Enjoy features like McClary Oil-O-Matic furnace, all oak floors, EXTRA PLUMBING, and Framed rumpus room 16x30 in the basement. Set low beneath the OAKS with a view and with heavy-bearing apple, plum and pear trees. Lovely living room with mahogany panelling and floor-to-ceiling fireplace. The owner will consider mortgages or agreements of sale in lieu of $2,600 cash down payment.
Call Wess Dickie, EV 2-4312, eves. EV 3-3640.

HARD TO FIND 4-Bedrm - 2-Bathrm HOME (And Not Too Old)
Full basement, coal stoker. Living rm, DR, and cab kitchen. All newly decorated. Oak floors. New marble fireplace. Only $11,500. Terms. Call Mr. Baird, EV 5-4334. Eves. EV 4-0483.

$1200 DOWN MT. TOLMIE NEW NHA 3 BEDROOMS
Immediate occupancy on this 3-bedroom, full basement home located on a sewered lot in the popular Mt. Tolmie area. Close to schools, transportation and shopping areas. For further information call E. J. Butler at EV 4-7128 or eves. EV 5-1232.
Douglas Hawkes & Co., 817-A Fort Street.

$500 DOWN
Why pay rent when you can have your choice of these 2 cute bungalows in Sidney. Both have good oil ranges included and are truly good value. DON'T LET THE EASY TERMS FOOL YOU. See these right away for first choice. Dial MRS. E. HARVEY EV 5-6741 or EV 5-4368. Northwestern Securities of Victoria Ltd.

ATTRACTIVE BUNGALOW, OIL heat, 2 bedrooms, living room, dining room, cabinet kitchen, Pembroke bath, suit room, lovely garden, ideally located, perfect for retired couple. Close to all conveniences. $10,950. Hollick Realty (1958) Ltd. Mr. Clarke or Mrs. Wallace, EV 5-8794, EV 2-8817 and EV 2-8483.

$6,900 — 5-ROOM HOUSE IN EXCELLENT repair. Offers on down payment, good reduction for cash. Ph. EV 5-6549.

BOORMAN'S

7 ROOMS 3¼ ACRES
Characteristic home situated close in on beautifully-treed acreage, comprising 3 lots suitable for further subdividing. For detailed information, price and terms, please phone G. Haney, EV 2-2386, or A. Mutch, EV 3-7137.

MT. DOUGLAS APPROX. 1 ACRE (EXCLUSIVE)
Situated in a quiet treed location, here is lovely white shake bungalow. You will love the "homey" LR with FP, and cute dinette. Bright electric kitchen with breakfast area, Arborite counters, two BRs, one twin-size, 4-pc bthrm. Full cement basement. Oil-O-Matic heating. Separate garage. Black-topped drive to garage. Cement patios, conservatory. Price $12,500
With terms.
R. F. Harris, res. GR 7-2998.

GORGE NHA $2200 DOWN $88.50 P.I.T.
3 BEDROOMS OAK FLOORS
Mahogany kitchen cabinets, full basement with oil heat and drive-in garage. On sewer. Price $13,465
For appointment to view phone Stan Cornish, Res. EV 3-5878.

OAK BAY Quality - Charm
Close to the sea and on street of lovely homes, 5 spacious rooms plus large utility, all on one floor. Beautiful condition throughout. Wide entrance and through hall. Approx. 1,300 sq. ft. floor area. Basement. Pkg. oil heat. Garage. Full price (terms) $16,500
C. Kelly EV 3-7124, res. EV 3-4864
E. Long, EV 3-7124, res. EV 2-2516

ROYAL OAK MODERN RANCHER .86 ACRE
Situated with a view over the valley, this modern rancher is just 1 yr old. Quality construction throughout the 1,417 sq. ft. 6 good rooms plus full high basement. General Electric auto oil furnace. Property in lawns and gardens.
Reduced to sell $17,950
J. S. Boorman, res. EV 2-5086.

BOORMAN INVESTMENT CO. LTD.
611 FORT ST. EV 3-7124

ISLAND HOMES LTD.
2510 Douglas Street EV 5-7511

DE LUXE TUDOR 4 BEDROOMS
2 BATHROOMS
Beautifully built stucco semi-bungalow. A one-owner home. Contains 7 magnificent rooms, architect designed. Modern in every detail. OIL HOT-WATER heat. Nicely landscaped lot, dead-end street. Perfect for little people. Terms are very easy. $17,500 Full low price
EXCLUSIVE LISTING
Mr. Clarke or Mr. McDonald, EV 5-7511 anytime

618 Grenville St. ESQUIMALT VACANT POSSESSION $2000 DOWN
Good 5-room bungalow ready to move into. Comb LR and DR, large kitchen with nook, 2 good bedrooms. Wired for range. Full basement, DI garage. Balance as rent. Call early on this one.
Call Mr. MacFarlane, EV 5-7511 anytime

NEAR SIDNEY $2500 DOWN
You'll enjoy being the first to live in this new bungalow, only one block from the sea. Living room with corner windows to take full advantage of the sea view. Heatilator fireplace. Two bedrooms (extra large closets). Kitchen with good cabinet space. Colored bathroom. Large utility and storage room. Automatic heat. Lot 80x177, located south of Sidney, convenient to Pat Bay Hwy. Easy terms on balance.
PRICE $11,000
GORDON HULME LTD.
(Open Saturdays)
Sidney, Phone GR 5-1154
Res., GR 5-1489

NOW IS THE TIME
To buy lake property. Most lakes are public playgrounds, but for those who prefer quiet, Prospect Lake is tops—good boating, fishing and swimming. Here is a 6-room home nestled in its one acre of park-like landscaped grounds. Good spring water piped into the home. Truly a year-round paradise. Terms. $12,900 Full price
By appointment only. Contact J. De Man, EV 4-2402

H. A. HUMBER LTD.
620 View St. EV 2-9161

OPEN HOUSE 858 PHOENIX SAT., 2 to 5
Family home, 5-room semi-bungalow, full basement with toilet and shower. Extra fully furnished 2-room bachelor suite attached at rear. Well located, good shape, handy to bus, school and shops. Ideal for navy man. Good terms. Come and see and make an offer. Asking price $8750
Capital City Realty, EV 4-1922
Mr. Phipps, EV 5-1707 and Mr. Almas, EV 3-7628 in attendance.

$1500 DOWN
Spotless five-room stucco bungalow plus utility room (wired for dryer) on main floor. Full basement, furnace, garage, nice garden, on sewer.
PRICE ONLY $9900
Phone EV 4-3585 Sat., Sun. or eves.
3813 CAREY ROAD
BY OWNER
NO AGENTS

BUS AND STORE ALMOST AT your door if you buy this new compact 2-bedroom home. Insulation is above standard throughout and has electric heating. Garden has many varities of flowers, etc. Priced at $9,850 with terms. To view at 3464 Calumet contact owner, N. Liberto at EV 3-7314.

$10,950. PANABODE RUSTIC charms with trees, rockeries, shrubs, wishing well, pools, bird baths, sundial, etc. Large living room, Heatilator fireplace, dining room, 2 bedrooms, 3-piece shower, automatic oil. Workshop, garage. Low taxes. Close to transportation. Terms. GR 9-2752.

P. R. BROWN
& Sons Ltd. — Est. 1909
1112 Broad St. Phone EV 5-3435

SEA VIEW
Unobstructed high sea view at Gordon Head. This immaculate, 3-bedrm home is only 10 mos old, with beautiful landscaped grounds. The owners are moving back to Vancouver and say "Sell!" The LR is 13x17.6, Roman tile fireplace with raised hearth; DR, 13x8; lge elec kit plumbed for auto washer; high FC bsmt, roughed-in rumpus rm, floors and walls all painted; O-O-M heating unit. This is indeed a fine home with a magnificent open view and secluded rear lawn. Going at the FULL PRICE of ONLY $19,200
Terms may be arranged.
Please phone Ross Weber, EV 5-5433, or A. Marion, EV 2-0697; or Office, EV 5-3435

MUST BE SOLD! PRICE REDUCED
This lovely 3-bedrm home features combined LR and DR with FP, cab elec kit, 3-pc bath, and oak floors throughout; full basement with drive-in garage. Oil-O-Matic heating; domestic HW (elec); fully insulated, smart stucco exterior with Duroid roof. Well-landscaped property in wonderful condition. Price $13,500
with terms.
For further information, please phone A. Marion, EV 2-0697, or Ross Weber, EV 5-5433; or Office, EV 5-3435

$2000 DOWN LANDSCAPED
Well laid-out 4-year-old six-room home. All rooms spacious with oak floors. Full basement. Blacktop drive to garage. Lawns, fruit trees and rockeries. Save hard work and expense here. Garden all ready. Full price $12,600
Phone Ross Hartnell, EV 5-3435 Res., EV 2-9672

Exclusive 5-RM BUNGALOW 2-Mi Circle Burnside
Ideal for retired couple, or small family. A spotless little home. Comprises 2 bedrms, living room, dining room, cab kitchen, 3-pc bathroom nicely tiled, full basement hot-air piped heating. Also range in kitchen included, Venetian blinds. Separate garage. Nicely fenced lot, fruit trees and lawn. Full price $6500
for quick sale only
Call Mr. Houston now, EV 5-3435; res. EV 5-6476

THREE BEDROOMS
TRADE-IN YOUR HOME AS DOWN PAYMENT
Have you a one-bedroom home? Have you a two-bedroom home? Here is an opportunity to trade in your home as down payment on a three-bedroom home. Three years old. N.H.A. Oil-O-Matic, full basement, drive-in garage, living room with brick fireplace. "L"-shaped dining area and cabinet electric kitchen. Located in the Oaklands-Hillside area on quiet dead end street.
FULL PRICE $13,950
CALL ERIC A. MacFADYEN

OAKLANDS
Trade in your home as down payment and assume the existing NHA mortgage of $9,000 for the balance, monthly payments only $80, P.I.T. (interest at 5½%).
CALL ERIC A. MACFADYEN
Northwestern Securities of Victoria Ltd.
EV 5-6741 24-Hour Service

F. N. Cabeldu
1212 Broad Street EV 3-7174
(Member Multiple Listing Bureau)

DEAN HEIGHTS DESIRABLE LOCATION
This attractive and immaculate house comprises 14x18 LR with FP, 10x12 DR, two twin-size bedrooms, all with oak floors; 4-piece tiled bathroom and elec cab kitchen. Full basement, auto oil htg, laundry tubs. Well-planned garden with patio and greenhouse. Full price $14,500
Please call B. F. Gorely, EV 2-6502.

MOUNT TOLMIE
$2,275 down payment. N.H.A. 3-bedroom stucco bungalow on sewer. Oak floors in main rooms and hall. Aluminum windows. 4-pce. Pembroke bath, full cement basement. Oil-O-Matic heat. Electric kitchen. Completely insulated. Drive-in garage, patent garage door. Now ready for occupancy. Full price $13,750
Mr. Bennett, Eves. EV 3-4313

KING REALTY
Weller Bldg.
609 Broughton St. EV 2-2131

JUST FINISHED JUST FOR YOU
Three extra large bedrooms, a 15x21 living room, large dining area and something special in kitchens. NHA MTGE. $12,000 at $76.78 A MO. Only $14,650
Lee Hallberg, eves. EV 3-8510.

CADBORO BAY
YOUR DOWN PAYMENT WILL BE CONSIDERED ON THE PURCHASE OF THIS ATTRACTIVE 2-YR-OLD 3-BEDRM HOME, FULL BASEMENT. BALANCE AS RENT. On easy terms at $14,700
Bel Shragge, eves. EV 2-8802

SEAFRONT EXCLUSIVE
Enjoy the luxury of OAK BAY'S finest seafront amenities by owning your SUITE fully equipped for gracious living, with very low overhead charges. Present owner would consider no-step bungalow in same beautiful surroundings. For more information on the cash price of ..... $13,900 please phone E. KAY of Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 5-8852.

Waterfront duplex. Saanich Inlet. Oil-O-Matic heat. Ideal situation. Including wharf, $18,900. Terms. Cadboro Bay. 3 bedrooms. Oil-O-Matic heat. Full basement. Eight years old. 1.4 acres. $15,350. Terms.
Jones & Scott Agencies Ltd. Phone EV 3-3723 Evenings EV 3-9770

COSY COMFORT
Modern stucco cottage, 4½ rooms, Heatilator fireplace, spotless, easily maintained, handy to all services. Small garden, excellent soil. Ideal for someone with fixed income. Cash price only $8,200. To view anytime call Mr. Cleary, home EV 4-2505, office EV 3-7174. F. N. Cabeldu Ltd.

FOR A QUICK SALE
Walking distance to town. 2-bedroom home, extra room in full basement, drive-in garage. Full price $9,950, $5,000 down, balance at $60 per mo. including taxes. For further particulars please phone Alex MacLean, EV 2-9843 or res., EV 3-7243. Fraser Biscoe, 750 Pandora Ave.

3-BEDROOM SEMI-BUNGALOW, best part of Esquimalt; through hall, living room, dining room, large cabinet kitchen with nook, 4-pce Pembroke tile bathroom. Bedrooms large and airy. Insulated. Automatic oil heat. Drive-in garage. Large landscaped lot with low taxes. Ph. EV 2-7923. No agents.

$3,000 DOWN GIVES YOU POSSESSION of this newly-completed ranch-type home. 1,400 sq ft, which includes large living rm and 3 spacious bedrms. Paved street and on sewer, near schools, bus and store. Price $14,900. Mr. Holland of Swinertons. EV 3-7181; res. EV 4-7659.

V.L.A., 2-YR-OLD, 3-BEDROOM stucco home, 1.83 ac; 5-mile circle. Immediate possession. GR 7-2967, EV 3-7181; res EV 3-3814.

McCandless Realty
830 Fort St. Phone EV 3-6111

FAIRFIELD DUPLEX $110
INCOME. Up-and-down, fully rented. Self-contained. Small lot. Separate meters. Double plumbing. REWIRED. Very nice condition. Garage. GOOD INVESTMENT AT $1,550 down. Price $7350

A GEM—FAIRFIELD
A dandy 4½-rm stucco bungalow with large finished bedroom in basement. Oak floors. Fireplace. O-O-M pkge unit. Heating only about $65 last year. Lot 60x129 ft. Fruit trees. Garage. THIS IS A FINE HOME. CLOSE TO STORES, SCHOOLS, PARK AND ON BUS LINE. CLEAR TITLE. Some terms at $11,995

FAIRFIELD—3 SUITES
INCOME $120 plus your own suite of 4 rms RENT FREE, with private entrance and bathroom. Full basement with extra room. Near Richardson St. $3,600 down. Price $11,550
Eves. Mrs. M. Ramsdale, EV 4-5855

NEW 2-BEDROOM NO-BASEMENT HOME
Economical electric heat, above standard insulation, bus and store at your door. Expertly built. Priced at $9,850 with terms. Please phone owner Mr. Liberto at EV 3-7314.

EXCLUSIVE—LAKE HILL. $1,500 down, 2-bedrm stucco home, extra 2-bedroom stucco home, extra room in full basement, automatic oil, near park and school. $9,450. Call P. W. Woods, EV 3-2576. D. Hawkes & Co., EV 4-7128.

FOR HOMES IN COLWOOD LANGford see Grant & Jenkins, your local agents GR 9-1899 Langford

151 COUNTRY HOMES AND PROPERTIES

Saanich Realty LTD.
3943 Quadra at Reynolds

FISHING—BOATING
WATERFRONT
NORTH SAANICH
Opportunity knocks here! 1 acre of lovely waterfront property overlooking Satellite Channel. Unfinished home offers L-shaped living room, kitchen, bathroom and one bedroom downstairs; space for 3 bedrooms up. Own boathouse. Asking $12,600

5 ACRES
NORTH SAANICH
Mostly cleared. Truly lovely property plus 4½-room home and 2-car garage. ½ hour from city. A gift at $12,700
For appointments to view please call GR 9-1195; Mr. Payne, GR 5-2604; Mrs. Horth, GR 5-2119.

OWNER TRANSFERRED
1 acre, level and fenced, Royal Oak area, 3 BR ranch-style home. Terms $17,300
1 acre, level and fenced, Sidney, 2 BR house, chicken house, fruits, garden. Terms $7,600
Please call George Dickason, eves. EV 3-0449. King Realty, EV 3-2131.

FOR WATERFRONT HOMES, farms and businesses on all the Gulf Islands,
Contact
SALT SPRING LANDS LTD.
Ph. 52 Ganges, B.C. Eves. 167

PENDER ISLAND PROPERTY, homes, 1½ hours from Victoria. Owner, EV 3-7314. 970 Tattersall.

SIDNEY AND PENINSULA
Gordon Hulme Ltd. GR 5-1154

153 WANTED TO BUY —HOUSES

2 PRAIRIE COUPLES
WANTED IMMEDIATELY FOR THESE PEOPLE WHO HAVE JUST ARRIVED IN TOWN. NEWER OR OLDER 2 OR 3-BEDROOM HOMES. THEY ARE LIVING IN AN AUTO COURT AND MUST LOCATE QUICKLY. CALL NOW FOR IMMEDIATE INSPECTION. JOHNNY JAMES, WESTERN HOMES LTD. EV 2-2137 ANYTIME.

$10,000 CASH
JUST ARRIVED and living in auto court, retired prairie couple want small 2-bedroom home or duplex. Can pay up to $10,000 cash down. Call and ask for Jack Middleton, eves., GR 9-4327, or Jack Brown, EV 4-4976 eves.
PEMBERTON HOLMES LTD.
EV 4-6124 1002 Government Street

$50,000 CASH
URGENT.
WANTED—Large 5 or 6-bedroom home in Uplands. Call Mrs. Kirkpatrick, GR 4-1972.
PEMBERTON, HOLMES LTD.
1002 Government Street EV 4-6124

HAULTAIN-JUBILEE
Scott-Shakespeare Streets or vicinity. My client requires a no-basement CMHC home for $6,000 to $8,000. If you have a home in this area, please call Herb Hodgson EV 2-2161. RES. GR 9-2114 Harry Foster Ltd.

HAVE YOU
A bungalow with basement suite or a duplex that $6,000 down will handle? For quick action call Roy McGillivray, Western Homes Ltd., EV 2-2157 or eves. GR 9-1804

URGENT
Have clients for homes in N. Oak Bay, Dewdney, Thompson dist. preferred. If you are thinking of selling, phone: Roy R. Gill, EV 4-9308, res EV 4-2316.
Financial Survey Ltd.

WANTED FOUR BEDROOMS
Good cash down. Must have basement. Please contact Ted Kergin at EV 2-8117, or eves. EV 4-1552. Newsted Realty Ltd., 766 Fort St.

SELL AND LIVE IN APARTMENT IT'S MORE ECONOMICAL LESS WORK
I have a family moving to Victoria who will pay cash for an older (secluded if possible) home, Oak Bay or Victoria. Mr. Betts EV 4-9218, EV 3-2998. C. N. Montague Co.

OLDER HOUSE — UP TO $7,000. Will turn over 1955 Buick Special —one owner, like new, low mileage—as part payment and balance cash, or will trade automobile for first or second mortgage. Phone EV 5-6741, Northwestern Securities of Victoria Ltd., or evenings EV 3-5884, Mr. Smith.

WANTED
Have cash buyer for 2-bedroom bungalow, south Oak Bay, with or without basement. S. Spaven, EV 5-6741 or EV 4-7013. Northwestern Securities of Victoria Ltd.

$3,000 CASH DOWN FOR YOUR 2 or 3-bedroom older home. Room for an in-law suite in basement or attic preferred. Possession by May 1 important. Call Mrs. Harvey, EV 5-8741. Northwestern Securities of Victoria Ltd.

WANTED — 2-BEDROOM HOME vicinity of Willows School, up to $13,000 cash. Mr. Holland, of Swinertons, EV 3-7181; res. EV 4-7659.

WANTED — BUNGALOW WITH not too many steps for retired couple. Must be near bus. This will be a cash sale. EV 4-9827 anytime. S. Hargrave, Realtor.

CASH BUYER FOR 3-BEDROOM home in North Oak Bay. Bsmt, oil heat. Call Mr. Cox, Swinertons, EV 3-7181; res EV 3-3814.

CASH BUYER FROM REGINA, SASK.
He has sold his wheat and has decided to invest his money in smaller properties, old or new, on Vancouver Island. He also wants an acreage or smaller farm. If you have any property of this description please phone R. E. HILLS, EV 3-6918 or R. WEBER EV 2-9672 or office EV 5-3435.
P. R. BROWN & SONS LTD.
1112 Broad Street
Victoria
Serving Victoria for over half a century.

ARRIVING APRIL 10
My client arrives in Victoria on the above date and will need a good older-style home of 6 or 7 rooms. (Tudor preferred but not imperative). Good location and district. Price $18,000-$20,000. Please phone if your home is for sale and meets these requirements. THIS IS A GENUINE CLIENT.
Mr. L. Wright
EV 2-2101. Res. GR 7-1639
Inspection at your convenience day or evenings.
HARRY FOSTER LTD.

CASH REALLY URGENT
Through work on similar home I need 3 and 4 bedroom homes, preferably TUDOR style with some seclusion. $15,000 to $21,000. Phil Simpson, TOWN & COUNTRY HOMES LTD., 851 Pandora.

$500 DOWN AND GOOD MONTHLY payments. 2 or 3-bedroom house with garden. EV 5-2272.

HOUSE, $6,000 CASH FULL price. Victoria Press. Box 153.

154 PROPERTY FOR SALE

BYRON PRICE REALTORS
1314 Quadra Street EV 5-2458

LOT CENTRE OF VICTORIA
If you are looking for a lot the most logical place to go is BYRON PRICE REALTORS. They have the largest selection of better lots.

CEDAR HILL $1250 70x120 NHA APPROVED
This beautiful approved lot will be on sewer. We know and the vendor knows it's underpriced, lots of this type are being sold as high as $2,000 but the listing is at $1,250, so that is all you pay. You can phone any of our representatives anytime, EV 5-2458 to see this lot but preferable phone him right away. To be seen by appointment only.
J. Mackay, A. Vizard or C. Giddy EV 5-2458

BYWOOD PLACE
135' frontage in most attractive area in the city at $2950
JACK MACKAY, EV 5-2458; Res. EV 2-9644.

TEN MILE POINT
Waterfront and sea view lots at ..... $2,700 - $7,000
Sea view lot on Barkley Street, Oak Bay at $4,100
Sea view lot next to 8645 Pat Bay Highway $2,500
Large lot on Kingsberry Crescent off Richmond Road $1,675
Contact Charles Giddy, EV 5-2458
BYRON PRICE REALTORS

BRENTWOOD 1 ACRE PLUS
Almost new 3-bedroom stucco bungalow with full basement, oil heat, 5½% NHA mortgage. Outbuildings include 2-stall horse barn, property all fenced. Priced to sell at $14,700. Terms. $3,500 cash, balance at $100 per month including taxes. Please call Mr. Agar at
JOHN BLAIR LTD.
620 View St. or Phone EV 5-3742 anytime for appointment to view.

LOTS
Several good N.H.A. building lots available, many on sewer. If you are contemplating building your new home you should see our selection. Lots are priced to suit your p